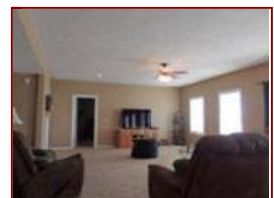


OZARK COUNTY REALTY P.O. Box 74 Theodosia, MO. 65761 1-417-273-2290
Email us: ozarkcountyrealty@gmail.com Call Us Toll Free 1-855-273-2290

**LISTING #249A ... \$395,000 GORGEOUS INSIDE AND OUT WITH ROOM TO ROAM
BUILDERS PERSONAL HOME ON 20 ACRES**

Type: Residential/Acreage School: Lutie RVI Year Built: 2011 Acres: 20 m/l Taxes: \$2,212
Square Feet: 4,400 approx. Bedrooms: 4 Baths: 3 1/2 Baths: 1 Garage Capacity: 6





<u>ROOM</u>	<u>DIMENSIONS</u>	<u>LEVEL</u>		
Great Room (Living Area)	24'x22'	Main	Primary Heat:	Central Propane (Unit For Each Level)
Great Room (Dining Area)	15'5"x12'	Main	Cooling:	Central (Unit For Each Level)
Great Room(Kitchen)	16'x15'	Main	Fireplace:	Gas
Family Room	36'x21'6"	Lower	Insulation:	R42 Walls/R60 Ceiling
Master Bedroom	19'6"x18'	Main	Water System:	Private Well
Master Bath	13'x11'	Main	Sewer System:	Septic
Bedroom #2	18'8"x10'	Main	Style:	Ranch
Bedroom #3	18'x11'10"	Lower	Exterior:	Brick/Stone/HardiePlank
Bedroom #4	19'x12'10"	Lower	Foundation Type:	Walkout Basement
Bath #2	14'x5'4"	Lower	Foundation Material:	Poured Concrete
Bath #3	10'x6'	Lower	Subdivision:	None
Utility Room	12'x5'8"	Main	Zoning:	None
Furnace Room	12'2"x8'10"	Lower		
Bonus Room	14'x11'4"	Lower		

GORGEOUS INSIDE, OUTSIDE & ALL THE WAY AROUND! Beautiful, spacious, custom-built home with full finished walk-out basement, attached 2-car garage, big 4-bay garage/workshop. Perfectly picturesque property, pastureland, hayfield, woods, pond, borders paved & gravel roads for excellent access. And, to top it off this superb property is located only a few miles to Bull Shoals Lake!

When you enter the driveway of this property, you know right away you have arrived at someplace special! The beautifully blended exterior consists of brick, stone & Hardie Plank siding. The home has approx.2,200 sq.ft. on the main level & finished 2,200 sq.ft. walk-out basement. There are 11 rooms, 4 bedrooms, 3 1/2 baths.

The main level expansive great room (open living room, dining room & kitchen) has a cathedral ceiling, stone fireplace (gas), hand scraped hickory wood flooring & lots of glass that takes in the beautiful pastoral view, including a french door that leads to the full length deck. Fully equipped kitchen with granite countertops, large island with storage, propane gas range top, builtin oven and microwave, dishwasher, refrigerator, disposal, appliance garage, attractive ceramic tile backsplash & roomy 5'8" x 5'7" walk-in pantry closet. The master bedroom suite is spacious & includes patio door to deck, 11' x 7 1/2' walk-in closet, 13' x 11' full bath with ceramic tile flooring, double vanity, large shower & jetted tub. The 2nd bedroom also has a patio door to the deck. Nice-sized front door entryway & 1/2 bath (7'7" x 5 1/2'), both with ceramic tile flooring. Handy utility room with sink & entry to the attached, finished 25' x 26 garage with 2 auto doors. Full length rear, covered deck includes a roomy 36' x 22' sitting area that overlooks the beautiful long range view.

Full finished walk-out basement has large family room with tall ceiling, wet bar, full bath (14' x 5'4"), 2 more bedrooms (1 of which has a private full bath 10' x 6' & walk-in closet). The furnace room includes a water softener, plus a carpeted bonus room. There are 3 more patio doors on this lower level that lead to the full length concrete patio & basketball court. The 4-bay detached 30' x 71' garage/shop has concrete floor & full length 16' x 71' lean-to storage area in back.

The land borders paved & gravel roads. Only about 4 or 5 miles to town & Bull Shoals Lake. Call today for an appointment to see this outstanding property!

Call Us For More Information 417-273-2290 Toll Free 1-855-273-2290